

To Members of the California State Assembly:

I am returning Assembly Bill 770 without my signature.

This bill is unnecessary at this time. Recent legislation has been enacted to address various problems cited by the author in proposing this bill, including directives to the Department of Consumer Affairs and the Department of Real Estate to develop an on-line education resource for common interest development board members, as well as a requirement that associations provide dispute resolution procedures. It is necessary to gauge the effectiveness of this recently enacted legislation before creating an entirely new state office.

Additionally, this bill provides no clarification on the type of dispute resolution services that will be provided by the proposed Ombudsperson, and does not specify the difference between informal dispute resolution required by this bill and formal mediation, which the Ombudsperson would not provide.

For these reasons, I am returning this bill without my signature.

Sincerely,

Arnold Schwarzenegger